



Entered on Docket  
April 06, 2010

Hon. Mike K. Nakagawa  
United States Bankruptcy Judge

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File No. 09-95565

Attorneys for Secured Creditor,  
BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING,  
LP

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA

In re:

CARL A. BASSETT DBA EBB  
ENTERPRISES, INC DBA APEX  
APPRAISAL,

Debtor

BAC HOME LOANS SERVICING, LP FKA  
COUNTRYWIDE HOME LOANS  
SERVICING, LP,

Secured Creditor,

vs

CARL A. BASSETT DBA EBB  
ENTERPRISES, INC DBA APEX  
APPRAISAL, Debtor, U.S. TRUSTEE-LV-11,  
Trustee,

Respondents

Case No.: BK-S-09-28379-MKN  
Chapter 11

**STIPULATED ORDER RE MOTION  
TO VALUE OF NON-PRINCIPAL  
RESIDENCE REAL PROPERTY AND  
TERMINATION OF AUTOMATIC  
STAY UPON DEFAULT**

Date: March 3, 2010  
Time: 9:30 A.M.

IT IS HEREBY STIPULATED BY AND BETWEEN Secured Creditor, BAC HOME  
LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, through

1 its counsel, JEREMY T. BERGSTROM, Esq., of the law firm of Miles, Bauer, Bergstrom &  
2 Winters, LLP, attorneys of record for Secured Creditor, and Debtor, CARL A. BASSET, through  
3 its counsel, THOMAS E. CROWE, and the Chapter 11 Trustee, U.S. TRUSTEE-LV-11, as  
4 follows:

5 1. That the value of the subject Property described as follows: 1777 Baja Lane,  
6 Henderson, NV 89012 ("Property" herein) and legally described as follows:

7 LOT 86 OF CONCORDIA @ ARROYO GRANDE - UNIT 2, AS SHOWN BY  
8 MAP THEREOF ON FILE IN BOOK 121 OF PLATS, PAGE 99, IN THE  
OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

9 shall be adjudicated to be \$260,000.00 for the purposes of bifurcating the claim of  
10 Secured Creditor, BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE  
11 HOME LOANS SERVICING, L.P.

12 2. That the Debtors will be responsible for maintaining and paying taxes and insurance  
13 on the subject Property.

14 3. Should the Debtors default on their tax or insurance obligation and fail to repay  
15 Secured Creditor for any funds disbursed to cover their default or fail to remain current with the  
16 Trustee, Secured Creditor shall send 10-days' written notice of default to Debtors and Debtors'  
17 counsel and, should the Debtors fail to cure their delinquency pursuant to said written notice,  
18 Secured Creditor shall submit an Ex Parte Order Terminating the Automatic Stay. Upon entry of  
19 the Ex Parte Order, the Automatic Stay shall be immediately terminated and extinguished for all  
20 purposes as to Secured Creditor, BAC HOME LOANS SERVICING, L.P. FKA  
21 COUNTRYWIDE HOME LOANS SERVICING, LP, its assignees and/or successors in interest.

22 4. Debtors shall timely file a Chapter 11 Plan that reflects interest to be paid on the cram  
23 down value identified herein, and an amortization schedule, within 10 days of the entry of this  
24 Order.

1 SO STIPULATED

2 Submitted by:

3 DATED: March 4, 2010

By: /s/ Jeremy T. Bergstrom, Esq.  
Jeremy T. Bergstrom, Esq.  
Attorney for Secured Creditor  
BAC HOME LOANS SERVICING, LP FKA  
COUNTRYWIDE HOME LOANS SERVICING,  
LP

7 APPROVED/DISAPPROVED

8 DATED: \_\_\_\_\_

Thomas E. Crowe  
THOMAS E. CROWE  
Attorney for Debtor

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11 APPROVED/DISAPPROVED

12 DATED: \_\_\_\_\_

13 U.S. TRUSTEE-LV-11  
Chapter 11 Trustee

14 (09-95565/nvapu.dot/ml6)

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**ALTERNATIVE METHOD re: RULE 9021:**

In accordance with Local Rule 9021, the undersigned certifies:

\_\_\_\_\_ The court waived the requirements of approval under LR 9021.

X This is a chapter 7 or 13 case, and I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and any trustee appointed in this case, and each has approved or disapproved the order, or failed to respond, as indicated below:

\_\_\_\_\_ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below:

\_\_\_\_\_ I certify that I have served a copy of this order with the motion, and no parties appeared or filed written objections.

	APPROVED	DISAPPROVED	NO RESPONSE
<b><u>CHAPTER 11 TRUSTEE:</u></b> U.S. Trustee-LV-11 300 Las Vegas Blvd. S. Ste. 4300 Las Vegas, NV 89101			X
<b><u>ATTORNEY FOR DEBTOR:</u></b> Thomas E. Crowe 7381 W. Charleston Blvd., #110 Las Vegas, NV 89117	X		

I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct.

/s/ Michael L. Dobbs, Jr.  
An Employee of Miles, Bauer, Bergstrom & Winters, LLP

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